

190034 The Orchards Retirement Village – Summary of Submissions received (in date order)

Sub No.	Submitter	Date Received	Wish to be heard (Y/N)	Points raised in submission	Decision requested / relief sought
1	Rev. Harry S.L. Newton St Luke's Church, Greytown	10/5/19	Y	<p>Section 4.1.9.1 Road Network – upgrade of Church Street:</p> <ul style="list-style-type: none"> • Church Street used daily by school children, pre-schools, physically disabled adults and during numerous community events – concerns regarding pedestrian safety • Questioned - Why does Church Street need to be upgraded? • If it does, does requirement for 0.5m shoulder equate to a footpath? • If the shoulder is to be used as a footpath is it an adequate width to provide for children, pushchairs, and adult-sized wheelchairs? 	Accept the Plan Change with amendments: Amend provision to mitigate potential impact on users of Church Street. Suggest board walk style footpath on church land
2	Graeme & Helen Gray 20 Market Road, Greytown	17/5/19	Y	<ul style="list-style-type: none"> • Support the proposal for the Orchards Retirement Village as outlined • Support the request to change the zoning from Rural to Residential • Need for such a complex in Greytown and South Wairarapa • Close to amenities, and reasonable distance to Wairarapa Hospital • Previously made submission on the Annual Plan with neighbours Marty Stevens & Cathryn Kerr and Terry & Michelle Falleni (attached to submission) that south side of Market Road be included in urban residential area 	Accept the Plan Change with amendments: Request that land adjacent on south side of Market Road also be included in urban residential area
3	Robyn Dorothy Easter 28A McMaster Street, Greytown	22/5/19	Y	<ul style="list-style-type: none"> • Support retention of trees numbered T1 to T20 in Treecology Report (Appendix 23 & 23A), particularly T19 (“magnificent mature Japanese Maple”) • Beautiful mature trees and green spaces is what attracts people to town • Significant mature trees are a major asset for the Orchards, retaining intrinsic value and spirit of original orchard is of huge value 	Accept the Plan Change with amendments: Request existing significant trees listed in Appendix 23 be protected and monitored during the construction process and throughout the lifetime of the development of the project

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4	Dr Robert Francis Tuckett, Chairman Board of Trustees for Arbor House Rest Home and Hospital	22/5/19	N	<ul style="list-style-type: none"> • Board of Trustees of Arbor House strongly support the Retirement Village • Concept long needed in South Wairarapa • Complex will fully meet the needs developing in our area • Ideally situated, away from hazards that accompany traffic associated with State Highway 2, but still part of central Greytown • Plan to incorporate existing orchard trees is attractive and emphasising previous use of the area 	Accept the Plan Change
5	Marty Stevens & Cathryn Kerr 26 Market Road, Greytown	23/5/19	Y	<ul style="list-style-type: none"> • Support the proposal for the Orchards Retirement Village as outlined • Support the request to change the zoning from Rural to Residential • Need in South Wairarapa area for this • Previously made submission on the Annual Plan with neighbours Graeme & Helen Gray, and Terry & Michelle Falleni (attached to submission) that south side of Market Road be included in urban residential area 	Accept the Plan Change with amendments: Request that land adjacent on south side of Market Road also be included in urban residential area
6	Sija Spaak 81A Reading Street, Greytown	24/5/19	?	<p>Matters of concern:</p> <ul style="list-style-type: none"> • Construction noise and dust • Length of time of construction • Increased traffic due to number of residents and staff • Distance of dwellings from our boundary • Planting between our property and residents' houses – what will be planted and depth of planting? • Effect on their yurt accommodation business, attraction for people who come to stay is the “peace and quiet” of the setting 	Not stated
7	New Zealand Transport Agency	28/5/19	Y	<ul style="list-style-type: none"> • State Highway 2 (SH2) through Greytown is identified as a Regionally Significant Route, carries an average daily traffic volume of 8,463 vehicles, approximately 647 or 8% are heavy vehicles • Proposal is likely to be contrary to Objective 17.3.1, Policies 17.3.2(c) (d) (e) & (f), Objective 18.3.10 and Policy 18.3.11(c) of the 	Further assessment /information to be provided by the applicant of potential traffic impacts at local road intersections with SH2, and of what pedestrian and cycle

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				<p>Wairarapa Combined District Plan which provide for the resource management of the districts roads</p> <ul style="list-style-type: none"> • Location of Orchards Retirement Village Character Area and subsequent urban development has the potential to impact on the transport network • Information in Section 32 Analysis and assessment of effects do not identify what impact the increased traffic from rezoning could have on the transport network and intersections of local roads with SH2 or pedestrian and cycling infrastructure in the local vicinity • If the concurrently sought resource consent is not granted or not given effect to, the plan change would provide for a retirement village or standard residential development, which has a higher vehicle trip generation rate (180 dwellings could result in between 2,160-2,250 vehicles per day or 186% higher than figures in assessment submitted) - Section 32 Analysis and assessment of effects do not address standard development compared to a retirement village • The land use application does not adequately assess the potential impacts on local road intersections with SH2, or pedestrian and cycle facilities currently available to serve the development 	<p>routes currently available to support the proposed urban expansion. Any other relief that would address potential effects on the state highway and transport network infrastructure. The Transport Agency is willing to work with the applicant in advance of a hearing.</p>
8	Greytown Community Board	28/5/19	N	<ul style="list-style-type: none"> • South Wairarapa currently has an under provision of retirement housing and aged care services • Aging population are leaving the area due to under supply of retirement and care choices • Presently no fully integrated retirement village accommodation in the South Wairarapa • Impressed by level of consultation by Applicant, thought and care gone into process • Feedback to Greytown Community Board extremely positive • Residents have felt they were listened to and their views taken into consideration 	Accept the Plan Change

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				<ul style="list-style-type: none"> • Single story structure, large number of trees and planned gardens, thoughtful and attractive design will set a gold standard for retirement homes in NZ, add to the landscape of Greytown • Economic and community benefits are significant – employment created through consultation phase and approximately 95 full time equivalents as part of onsite operation, significant upstream and downstream employment • Positive flow on effects • Greytown Community Board commend and fully support the proposed Orchards Retirement Village 	
9	Fire and Emergency New Zealand (FENZ)	28/5/19	N	<ul style="list-style-type: none"> • FENZ monitors development occurring under the Resource Management Act 1991 (RMA) to ensure that, where necessary, appropriate consideration is given to fire safety • Essential that an adequate water supply for firefighting purposes is provided in accordance with the Code of Practice SNZ PAS 4509:2008 • The Code of Practice SNZ PAS 4509:2008 requires that the minimum roading width should not be less than 4m to ensure access for firefighting appliances. The proposed width of the secondary roads of 3m within the development raises concern • FENZ support the proposed water supply solution proposed in the land use application, however should Council confirm that the assumed supply of water is not available, FENZ want to ensure any alternative option meets the same design criteria. • Should Council approve the resource consent application, FENZ seeks that a condition be attached to the consent 	<p>Amend the Plan Change so that the provision of a water supply system is added to the proposed matters over which the Council retains control within new Controlled Activity Rule 5.5.3 for the Orchards Retirement Village Character Area.</p> <p>Amend road width to meet the requirements of the Code.</p> <p>Any other relief that may be necessary to address matters raised.</p>
10	Terry & Michele Falleni 30 Market Road, Greytown	28/5/19	N	<ul style="list-style-type: none"> • Support the proposal for the Orchards Retirement Village as outlined • Need for such a facility in South Wairarapa • Site ideal as very close to town and Medical Centre 	<p>Accept the Plan Change with amendments: Request that land adjacent on south side of Market Road also be included in urban residential area</p>

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				<ul style="list-style-type: none"> Previously made a submission on Annual Plan along with neighbours Helen & Graeme Gray & Marty Stevens & Cathryn Kerr that south side of Market Road be included in urban residential area as rural nature of the area will be lost 	
11	Gordon & Sue Dinnison 73A Reading Street, Greytown	29/5/19	Y	<ul style="list-style-type: none"> Rule 4.5.2(d) Standard minimum dwelling setback – oppose proposed setback of 7.5m against Boundary 8 and 9 (their boundary) Increased planting width will help reduce noise/dust and increase privacy Stormwater management – question whether soakage will cope with significant rain events? 	Accept the Plan Change with amendments: Request 10m setback as per existing setback to allow more extensive multi-layered boundary planting. Request temporary screening along their boundaries for Stage 1 & 2 and early establishment of planting.
12	Shaun & Vicky Westhead 103 East Street, Greytown	29/5/19	N	<ul style="list-style-type: none"> 4.9.1.1 Road Network – concern with increased traffic associated with development & construction traffic Impact of increased noise from construction traffic and ongoing increased traffic volumes on expectant baby, affecting sleeping areas in their dwelling Traffic pollution and dust in their back garden Safety to East Street/Church Street intersection – risk to children walking to and from Greytown Primary School 	Accept the Plan Change with amendments: Request discussion with developer to install double glazing in their dwelling. Want footpath extended and curbing installed on Church Street/ East Street corner.
13	Greytown School Board of Trustees	29/5/19	Y	<ul style="list-style-type: none"> Question number of vehicle crossings into Orchards site off Reading Street – propose 2 main entrances plus 4 for residential units. Has impact on existing berm side parking for Greytown School School needs to be consulted over any proposed changes to Reading Street carriageway width and berm side parking Concern over lack of staff & resident’s visitor car park spaces on Orchards site, concern will use Reading Street berm side parking required by school Unclear whether Stage 1 includes internal road to Market Road Construction timing and traffic needs to take into account school term times and peak times during school day 	Accept the Plan Change with amendments Request 1 main entry off Reading Street. Recommend a new pedestrian crossing at the Reading Street / McMaster Street intersection. New pedestrian crossing proposed on Reading Street be located away from the School existing berm side parking. Construction traffic use Market Road entrance.

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				<ul style="list-style-type: none"> Water race pipe under Reading Street backs up and overflows onto the school site 	Pipe under Reading Street requires upgrading.
14	Ministry of Education	29/5/19	N	<ul style="list-style-type: none"> Proposal has potential to generate adverse effects on the safe and efficient functioning of Greytown School, including impacts on traffic and parking, amenity and impacts from construction including noise and dust Reading Street matters – limit new access points to the proposed retirement village, developing dedicated parking adjacent to the playing fields, and potentially reducing speed limits (eg 30km) Capacity/flooding issue with existing pipe under Reading Street Construction Management Plan - coordinate /communicate with the School in developing details Neutral to the application 	That the consent authority considers matters raised and in making its decision ensures that any potential or actual adverse effects on Greytown School are avoided, mitigated or remedied.
15	Scott & Elizabeth Norman 81B Reading Street, Greytown	29/5/19	N	<ul style="list-style-type: none"> Oppose minimum dwelling setback distance of 7.5m from their boundary Oppose proposed hours for construction, specifically starting at 7.30am on Saturdays due to the effect this will have on their family life - have 2 toddlers 	Accept the Plan Change with amendments: Request at least 10m setback, and significant planting/fencing. Restrict start time on Saturday mornings to significantly later.
16	Powerco	29/5/19	N	<ul style="list-style-type: none"> Neutral to plan change and resource consent Wants to ensure electricity can be supplied to the site and required upgrading of network can be done in a timely manner 	No relief sought. Should development be approved, Powerco requests to be kept informed.
17	Schubert Wines Limited 42A McMaster Street, Greytown	29/5/19	Y	<ul style="list-style-type: none"> Own property and operate winery boarding the site Oppose the Private Plan Change in its entirety Concern over loss of primary production land – Land Use Classification (LUC) 1 and 2, elite productive soils. Not sufficiently addressed in s32 assessment, doesn't meet purpose of RMA, and already provision for future development within Greytown (shown on Map 59 of the District Plan) 	Decline the Plan Change: Seek boundary setbacks on Boundary 3 & 4 be 25m. Seek maximum building height be 6m. Seek that appropriate acoustic insulation standards be specifically referenced in Permitted Activity Standards for the Character Area.

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				<ul style="list-style-type: none"> • Does not support new Standard for Permitted Activities 5.5.2 to enable the development in the Orchards Retirement Village Character Area • Does not consider Permitted Activity Standards for the Character Area are appropriate or sufficient, concept plan is too vague • Concerned boundary setbacks proposed on “Boundary 3” is 5m, and “Boundary 4” is 7.5m. Both boundaries boarder Rural (Primary Production) Zone and Schubert Wines property, understand current District Plan setback to be 25m • Concern no specific height limit is set in Permitted Activity Standards for the Character Area, relies on Rule 5.5.2(a) of the District Plan which is 10m, potentially provides 2 storey buildings • Potential reverse sensitivity issues in relation to odour, noise and dust • Concern introduction of Rule 5.5.3 provides for development of a retirement village within the Character Area as a Controlled Activity with lack of finalisation of design. Need not be notified or served on affected persons • Concern introduction of new subdivision standard 20.1.2(a) to provide future subdivision in Character Area as a Controlled Activity • Concern about introduction of Assessment Criteria at 22.1.1, concept plan too vague • Concern introduction of Assessment Criteria at 22.2, particularly 22.2.18(v) and importance to boundary 3 • Concerns relating to potential stormwater runoff, potential use of water race for stormwater disposal, re-routing of water race which flows through Schubert property. Not adequately addressed • Separate submission made on resource consent application – oppose application in its entirety, application be declined 	<p>Seek status of activity be Non-Complying. Seek a more comprehensive development plan and location of individual buildings required.</p>
18	Sarah Sowman	29/5/19	?	<ul style="list-style-type: none"> • Perspective purchaser of 38B McMaster Street • Back boundary shares boundary with Stage 1 of proposed development with proposed setback of 5m 	<p>Request consideration to increase setback to 15m.</p>

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				<ul style="list-style-type: none"> • Question whether existing trees within setback area will remain? • Question whether tall trees (Poplars?) to the left of rear of 38B McMaster Street will remain? • Significant noise disruption during construction for lengthy time periods 	Request reduction in construction times to no later than 5pm Monday to Friday, and no later than 12pm (if at all) on a Saturday
	Received out of time				
19	Sam Wilkie	29/5/19	N	<ul style="list-style-type: none"> • Section 4.1.9.1 indicates no changes are proposed to Reading/McMaster or Reading/Market/Church St intersections • Reading/McMaster Street intersection has poor visibility, safety issues for pedestrians due to lack of sight distance exacerbated by additional traffic (745 vehicles/day significantly greater than current 265 vehicles/day) • McMaster Street footpath narrow, safety risk and likely increase in pedestrian, cycling, mobility scooter traffic • No detail given of type of intersections proposed • Streets poorly lit • Traffic management/operations during construction not identified, will have effects on McMaster Street, Church Street (St Luke's), SH2, and Greytown School development in 2020 • Support proposal overall 	Accept the Plan Change with amendments: Intersections require upgrading – narrow approaches, kerb build outs, cycle crossing points and providing kerb and footpath on all approaches. Improve footpaths, widen or new footpaths on northern side of McMaster Street, north side of Market Road. Papawai Road provides safer access for construction traffic
20	Greater Wellington Regional Council	30/5/19	Y	<ul style="list-style-type: none"> • Stormwater management provisions – proposed 5.5.2 Standards for Permitted Activities clause (1)(9) only requires stormwater from buildings and hard surfaces be disposed of in accordance with NZS4404:2010, no requirement for water sensitive urban design (WSUD) to be used on site • Land use and transport integration – location provides good connections with Greytown's existing infrastructure, facilities and township. • Support matters in control in 5.5.3(c) clause (x) which provides for safe pedestrian and cycle access throughout the site 	Accept the Plan Change with amendments: Request 5.5.2(1)(9) specifically refer to WSUD measures (wording suggested)

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			<ul style="list-style-type: none"> • Development in rural areas - neutral whether proposed change of land is appropriate in this location. Notes non-complying status for residential development not for retirement village purposes, and agrees if land is not used for retirement village purposes other controls may be required • Supports inclusion of urban design principles • Note that resource consent may be required from GWRC relating to earthworks, discharges to the water race and contaminated land and discharges • Should Council approve the resource consent application, seek that proposed condition 16 be amended (suggested wording); cycle pedestrian paths within site be provided in detailed design 	
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